



United States Department of the Interior  
National Park Service

### NATIONAL REGISTER OF HISTORIC PLACES MULTIPLE PROPERTY DOCUMENTATION FORM

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in How to Complete the Multiple Property Documentation Form (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

New Submission  Amended Submission

#### A. Name of Multiple Property Listing

Nineteenth Century Residential Buildings in Phoenix

#### B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

Nineteenth Century Community Development in Phoenix  
Residential Architecture in Phoenix Prior to 1901

#### C. Form Prepared by

name/title Jim Woodward, Architect/Patsy Osmon, Associate Historian  
street & number 398 South Mill Avenue, Suite 202 telephone (602) 829-7571  
city or town Tempe state AZ zip code 85281

#### D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (  See continuation sheet for additional comments.)

James Garrison AZSAPD 3/15/94  
Signature and title of certifying official Date

ARIZONA STATE PARKS  
State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Antoinette J. Lee 1/11/95  
Signature of the Keeper Date

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section   E   Page   E.1  

  Nineteenth Century Residential Buildings in Phoenix    
Name of Multiple Property Listing

---

**E. STATEMENT OF HISTORIC CONTEXTS**

**INTRODUCTION:**

The residential architecture of Phoenix built before the twentieth century represents an important aspect of the city's history. The historical developments that shaped pre-1901 Phoenix were the foundation for the city's twentieth century emergence as a formidable southwestern urban center. While the most visible patterns in Phoenix's development occurred during the years after 1900, the city's early history shaped the physical, economic and social structure of the community. The post-nineteenth century development of Phoenix has tended to obscure the city's nineteenth century environment, brought on principally by the growth of the community over the last fifty years.

In July 1901, according to the Sanborn Fire Insurance Maps, the Phoenix Townsite and its surrounding subdivisions contained about 2,700 residential buildings. These maps documented all of the Phoenix Townsite and the majority of the area included in the surrounding subdivisions. The results of a comprehensive survey of that area in 1990 indicated that 85 of those buildings still remain, about 3% of the city's pre-1901 residential architecture.

This multiple property group is organized around the previously identified body of nineteenth century houses in Phoenix, which today are a limited set of resources: rare examples of once common types. The geographic limits were determined by excluding all areas of Phoenix's current city boundaries except those subdivisions surrounding the original townsite that were platted and developed before the end of 1900. That area includes about five square miles in the center city.

**BACKGROUND:**

**COMMUNITY PLANNING AND THE PATTERN OF LAND SUBDIVISION IN PHOENIX**

Nineteenth and early twentieth century concepts in land planning are well represented in the historic subdivisions that were established around the Phoenix Townsite before 1900. They illustrate the perceptions of the surveyors, engineers, and developers who laid out the blocks, lots, and roadways, and demonstrate not only national trends in land planning, but also the influences of local conditions as well.

Nineteenth century city planning ideals were freely interpreted in the open, agricultural setting of early Phoenix. Broad avenues, street car lines, public plazas, large residential lots that could support agricultural activities, as well as smaller residential or commercial lots were all combined in the strictest symmetry to form the ideal new town in the Salt River Valley. The original Phoenix Townsite and its earliest extensions are exemplary of that pattern.

**The Phoenix Townsite**

The original Phoenix Townsite plan clearly set precedent for the design and layout of the adjacent subdivisions that were platted before 1900. The townsite was based on the cadastral survey system with its north, east, west boundaries at section lines, and its southern boundary and central north-south road at half section lines.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section  E  Page  E.2

Nineteenth Century Residential Buildings in Phoenix   
Name of Multiple Property Listing

---

The plan was a rectangular shape, completely symmetrical in its street and block layout. Its design was intended to allow for equally advantageous expansion of the townsite on all four sides. Major thoroughfares (100 feet wide) included two east-west avenues and four north-south avenues. Their intersections formed the corners of two public plazas. Washington and Jefferson Streets were the east-west thoroughfares, and First and Second Streets and First and Second Avenues were the primary north-south roadways. All other roads were 60 feet wide and formed square blocks approximately 300 feet to a side. Commercial lots were laid out on blocks facing the public plazas and residential lots on the remaining blocks.

The Yuma Road (now Van Buren Street) extended along the northern boundary and was designated a county road by 1880. The Salt River Valley Canal, known as the "town ditch," was located along the townsite's northern edge. It remained an open ditch until the second decade of the twentieth century.

The pattern of square blocks and the designation of certain roads as thoroughfares was repeated in early adjacent subdivisions, therefore, reinforcing the planning concept of the Phoenix Townsite. That pattern can be seen in additions extending nearly a mile in each direction from the townsite.

Most additions platted before 1900 were large, somewhat optimistic, quarter-section subdivisions of land. The twenty-one subdivisions recorded in urban Phoenix before 1900 are listed below:

Neahr's Addition (1880)  
Capital Addition (1882)  
Dennis Addition (1883)  
Calderwood's Addition (1883)  
Linville's Addition (1884)  
Murphy's Addition (1884)  
Homestead Place (1885)  
Bennett Addition  
Brill's Addition (1887)  
Central Place (1887)  
Collins Addition (1887)  
Grand Avenue Addition (1887)  
Irvine's Addition (1887)  
Montgomery's Addition (1887)  
Railroad Place (1887)  
University Addition (1887)  
Churchill Addition (1888)  
North Park Addition (1888)  
Montezuma Place (1891)  
West Capital addition (1892)  
Simms Addition (1893)

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section  E  Page  E.3

Nineteenth Century Residential Buildings in Phoenix   
Name of Multiple Property Listing

---

Following is a brief history of the development of the six major subdivisions where the majority of pre-1901 residential construction are located.

**BENNETT ADDITION:**

Unlike the majority of quarter section additions in Phoenix, where one party owned and surveyed the property, a variety of real estate companies and individuals owned the area bounded by McDowell Road, Central Avenue, Van Buren Street, and 7th Avenue. Collectively this area was known as Bennett Addition. Between ca. 1885 and 1900 twelve sections of land were purchased, surveyed, and recorded in the Bennett Addition including the Balsz Tract (ca. 1885), College Place (1887), La Villa Place (1890), Orchard Grove (1892), Norma Place (1892), Seger's Addition (1892), the Morrison and Griebel subdivision of the Balsz Tract (ca. 1892), Orchard Place (1893), "Tract B" Seger's Addition (1894), Bennett Place (1894), Richmond Place (1894), and the Hatch Addition (1898). The multitude of owners in the Bennett Addition resulted in an unusual layout as each owner platted the streets, blocks, and lots on their property differently. After some debate concerning the agreement of all property owners over a petition for annexation into the City of Phoenix between 1898 and 1901, the matter of the annexation of the Bennett Addition (SW1/4 of Sec. 5, T1N, R3E), was turned over to the Third District Court. In 1901 the court decreed that this quarter section be annexed.

**BRILL'S ADDITION**

Bounded by 7th Street, 12th Street, Roosevelt Street, and McDowell Road, Brill's Addition was originally surveyed and recorded in 1887. This plat featured fifteen blocks. Six of these blocks located in the southeast section of the Addition, were further subdivided into eighteen lots each. F. L. Brill, a miner and a rancher from Wickenburg, had moved to Phoenix in 1885. Brill's home was located at 7th Street and McDowell road, on the northwest section of the Addition. In 1895, Brill and Andrew Berry resurveyed and replatted the Addition resulting in an Amended Plat of Brill's Addition. This new plat subdivided the majority of the remaining blocks and created Brill Avenue.

**CHURCHILL ADDITION:**

Bounded by 7th Street, Roosevelt Street, Van Buren Street, and Central Avenue, the Churchill Addition was originally surveyed and recorded in 1888. This plat featured forty-nine blocks divided into twelve residential lots apiece. In 1892 the Arizona Land and Stock Company, of which Clark Churchill was Secretary, assumed ownership of the Addition. On February 27, 1895, the Churchill Addition was annexed into the City of Phoenix.

**COLLINS ADDITION:**

Originally surveyed and recorded in 1887, the Collins Addition was bounded by Van Buren Street, 20th Street, Harrison Street, and 12th Street. This plat included fifty-six blocks which were divided into twenty-four lots apiece. M.E. Collins, an active real estate developer, was born in Ohio in 1832 and moved to Phoenix in 1878. Collins investment in land east of the Phoenix Townsite was partially based on an anticipated boom in the area due to the placement of the new Arizona State Asylum at 24th and Van Buren Streets. As a business associate of Moses H. Sherman, the principle promoter of the Phoenix Street Railways

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section   E   Page   E.4  

  Nineteenth Century Residential Buildings in Phoenix    
Name of Multiple Property Listing

---

System, Collins believed that a streetcar line connecting downtown Phoenix with the Collins Addition would provide an additional incentive to purchase lots in his Addition. With this motivation in mind, Collins joined Sherman and others in forming the Arizona Improvement Company in July 1887. After securing a franchise from the City of Phoenix, the Washington Street horsecar line began servicing the Collins Addition in October 1887.

**DENNIS ADDITION:**

Bounded by Roosevelt Street, 12th Street, Van Buren Street, and 7th Street, the Dennis Addition was originally surveyed and recorded in 1883. Of the nine blocks platted by surveyor H.R. Patrick, four were divided into four lots, four were divided into ten lots, and one was divided into eight lots. Born in Ohio in 1840, John T. Dennis moved to Phoenix in 1868. Prior to 1883, Dennis farmed the quarter section which would become the Dennis Addition. Between 1883 and 1900 the Dennis Addition was subdivided seven times including the Mt. Pleasant Addition (1891), the subdivision of Block 2, Lot 5 (ca. 1892), the Miller subdivision (1893), the Sunny Side Tract (1894), the Highland Addition (1894), the Dennis subdivision (1896), and the Hooper's subdivision (1900).

**MONTGOMERY'S ADDITION:**

As originally surveyed and recorded in 1887, Montgomery's Addition was bounded by what are the present day 7th Avenue, Buckeye Road, Central Avenue, and Harrison Street. This plat contained just three blocks, two of which were divided into twelve lots apiece. In 1892, John B. Montgomery recorded an Amended Plat of Montgomery's Addition which had thirty-eight blocks within the same boundaries as the 1887 plat. Five of these blocks were divided into twelve lots. A third plat of Montgomery's Addition, recorded in 1894, featured the expansion of the southern boundary from Buckeye Road to Apache Street. This plat contained 106 blocks, 88 of which were divided into twenty four lots apiece.

**NINETEENTH CENTURY COMMUNITY DEVELOPMENT IN PHOENIX**

Historic subdivisions and neighborhoods are important components of the history of nineteenth century Phoenix. They represent the city's evolution from an agricultural town to a statewide urban center for commerce and transportation. The historic resources within those subdivisions are important illustrations of the development and growth of Phoenix in the nineteenth century and help convey the historic patterns and forces of change that have shaped today's urban environment.

The trends of community development in Phoenix prior to 1900 are divided into two periods. Both periods are marked by distinct patterns in the local and national economy, and resultant fluctuations in the growth and shape of the Phoenix Townsite and adjacent subdivisions. Also contributing to the characteristics of each period are major political events, the growth of transportation systems and networks, the natural environment, and the changing social composition of the inhabitants of the community.

The first major period can be characterized as Boom Years (1885-1892). The period focused on boosterism and promotion of Phoenix and the Salt River Valley, brought about principally by the completion of the Arizona Canal and a prosperous local agricultural economy. The period is highlighted by the establishment of Phoenix as the territorial Capital (1889); by the initial

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section E Page E.5

Nineteenth Century Residential Buildings in Phoenix  
Name of Multiple Property Listing

---

expansion of residential subdivisions outside the townsite; by the construction of a railroad to Phoenix (1888) and the inauguration of an urban street railway system (1887); and by a flurry of municipal activity that established the first water, sewer, gas, and electric power franchises in the city.

The second period is best known as the Years of Uncertainty (1893-1905). The period spanned a time at the turn of the century that was overshadowed by a down-turn of economic and agricultural trends. The period witnessed significant droughts and floods affecting the farming industry, which forced a rethinking and diversification of the community's economic base. Those events slowed population growth and building construction and reduced the desire of outside interests to invest in the city or surrounding valley. The period is highlighted by the construction of the Territorial Capitol building, the expansion of governmental activities, and the passage of the National Reclamation Act of 1902, which allowed for the construction of the Roosevelt Dam and marked a significant turning point in the history of Phoenix.

**The Boom Years: 1885-1892**

The brief time frame between 1885 and 1892 was an important period for the City of Phoenix. Much of the activities and events during this time were the result of initial, intensive boosterism surrounding the fairly rapid development of successful agricultural enterprises in the Salt River Valley. A steady flow of water in the irrigation canals and the realization that the valley had the capability of producing agricultural products in commercial quantities were the significant underlying factors.

The beginning of this period was marked by the completion of the 44-mile long Arizona Canal, which opened up an additional 100,000 acres of desert to potential agricultural development. Exhaustive promotional efforts by Arizona Canal builder and land developer W.J. Murphy and his business associates contributed to the first extensive exposure of the Salt River Valley and Phoenix to the rest of the county. Their efforts were timely considering the increased interest of midwestern and western capitalists in the investment opportunities in irrigation developments throughout the west. The movement at the national level encouraged immigration and colonization of these newly reclaimed desert lands, and the period was appropriately dubbed the "irrigation age" of the west.

Organized promotional efforts by private capitalists such as Murphy included illustrated brochures and pamphlets extolling the Salt River Valley as the land of fruit and flowers and as a formidable competitor with the verdant valleys of California.

Local newspapers became important parties to this boosterism, and the Phoenix Daily Herald, the Arizona Gazette, and the Arizona Republican all participated in overstating the successes and possibilities of the region. The newspaper promotional campaigns culminated with the "Arizona Resource Edition" of the Arizona Republican, published in 1892 (and financed by Murphy's Arizona Improvement Company), and the Arizona Republican "Columbian Edition" in 1893. Both were intended for national distribution, the latter being available to hundreds of thousands of visitors to the World's Columbian Exposition at Chicago in 1893.

Business interest and public participation in boosterism began during this period with the formation of the Phoenix Board of Trade and the Phoenix Chamber of Commerce in 1888. Both the Territorial Immigration Commission and the Maricopa County Immigration Board expanded their promotional efforts as well.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section  E  Page  E. 6

Nineteenth Century Residential Buildings in Phoenix   
Name of Multiple Property Listing

---

The flurry of promotional efforts was fueled to a great extent by the local land developers who offered for sale residential lots in several subdivisions that had been surveyed in the 1880s. Twenty subdivisions were on the market in urban Phoenix by 1892, illustrating the optimism of local developers and land investors.

This period of prosperous times and good prospects for the future also helped solidify Phoenix's identity as a community and increased the agitation of its citizens for municipal improvements requisite to develop the "coming city of the west."

In October 1888, the mayor and council authorized a franchise to the Arizona Improvement Company to install and operate a water works. The company later created the Phoenix Water Company to operate the water system. The first well and pumping plant was located on a block of land at the northeast corner of Ninth Street and Van Buren in the Dennis Addition. By 1903, the Phoenix Water Company system contained 33 miles of pipeline.

Also developed by the Arizona Improvement Company was a street railway system. Begun in 1887, the system used light, open mule drawn cars, which by 1893 were powered by electricity. The franchise became the Phoenix Street Railway Company and was owned by M.A. Sherman. The role of the streetcar in the growth of the subdivisions surrounding the townsite was an important one. The line was part of the overall concept of providing services and systems in Phoenix that were familiar components of eastern cities.

Politically motivated improvements and facilities were also constructed during the boom years. The Maricopa County Court House was built by the spring of 1882 at a cost to county taxpayers of \$35,000. It was located on the southwest corner of First Avenue and Washington in one of two public plazas of the original townsite. The Victorian structure dominated the town's skyline and served as the courthouse and county offices for 47 years.

The movement to erect a City Hall in Phoenix began in 1887. In February of that year, the city council approved the issuing of bonds to finance the construction of a city hall on the public plaza southeast of First Street and Washington. The building was completed in 1888 and would serve as the center of Phoenix government until 1929. From 1889 until 1901 it also housed the Territorial Legislative Assembly.

Several other projects broadened the base of Phoenix' importance within the territory. An Agricultural Experiment Station on Grand Avenue about a mile northwest of Five Points was established. This "government farm" was operated by the U.S. Department of Agricultural. In 1886, \$100,000 was appropriated by the Thirteenth Legislative Assembly for the construction of the Territorial Insane Asylum at Phoenix. In 1892, the U.S. Indian Industrial Training School moved into its new facility at Third Street, three miles north of central Phoenix. It was one of the largest off-reservation schools in the United States.

The first railroad link to the Salt River Valley was accomplished in 1887 with the construction of the Maricopa and Phoenix Railroad to Tempe. The line, which connected to the Southern Pacific's transcontinental road at Maricopa, was extended to Phoenix in 1888. Agitation for a north-south road connecting Phoenix with the Santa Fe, Prescott and Phoenix railway was completed in 1895 and extended from Phoenix parallel to Grand Avenue, then to Wickenburg and north to Ash Fork via Prescott.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section  E  Page  E.7

Nineteenth Century Residential Buildings in Phoenix   
Name of Multiple Property Listing

---

The coming of the railroad opened up the possibility for rapid transportation of the valley's agricultural products to markets outside of the valley and the territory. After 1895, cattle feeding in the valley became profitable due to the availability of cheap transportation of fattened livestock. Equally as important, a wide variety of building materials could be economically imported, such as lumber from California and Flagstaff, ready-made doors and windows, and complete cast iron storefronts. Industrial machinery, like those used to manufacture pressed brick, were also brought to Phoenix via rail.

As the center of commerce for the surrounding farming district, the economy of Phoenix was principally agriculture-related. Businesses and industries that were created to serve the booming agricultural interests (and that were dependent on the success of irrigation farming) included hardware and building supply companies, mercantile establishments, real estate firms, banks and loan companies, hay and grain storage warehouses, agricultural implement and machinery companies, and railroads.

Several businesses founded during this period became important components of the Phoenix economic scene well into the twentieth century. Chief among them was the Arizona Improvement Company, which controlled ownership of all of the north side canal companies by 1887. Its subsidiary companies included the Phoenix Street Railway Company, the Orange Land Company, and the New England Land Company.

Banking and loan companies included the Valley Bank, M.H. Sherman and William Christy, principals; the Phoenix National Bank of Arizona, M.W. Kales and Sol Lewis, principals; the Phoenix National Bank, J.A. Flemming, P.J. Cole and E.J. Bennett, principals; and the Maricopa Loan and Trust Company, T.W. Hine, H.H. Logan, Jerry Millay, and H.W. Adams, principals.

Dealers in agricultural implements, hardware and building materials included Henry E. Kemp and Co., Holmes, Gregory and Lindsay, Ezra W. Thayer, the L.W. Blinn Lumber Co., and Talbot and Hubbard.

Other people who would become leading businessmen in Phoenix began their careers during this time. D.H. Burtis, a plumber and tinware dealer, and the Coon brothers, also plumbers, formed a partnership under the name Coon, Burtis and Coon, that became one of Phoenix' leading dealers in stoves, plumbing, and hardware. The Dorris Brothers and B. Heyman, both furniture dealers in the 1880s, combined their businesses as the Dorris-Heyman Furniture Company, which became one of the largest stores of its kind in the territory. A.W. Byers and H.W. Ryder were proprietors of the City Planning Mill, which became a part of the H.W. Ryder Lumber Company. By 1892 the business had lumber yards in Tempe and Glendale, as well as Phoenix. C.M. Sturges was a clerk for Henry E. Kemp and Co. in 1892. By the turn of the century, he had developed his own business, Sturges Hay and Grain Storage Company, which by 1914 became Valley Seed and Feed Company.

Real estate dealers were an important part of the Phoenix business community, especially during its boom years, and several firms begun during this time would have a lasting impact on Phoenix' twentieth century development. Some of the noteworthy real estate businessmen included J.W. Evans, E. Irvine, Hewins and Craighead, R.H. Greene, and J.M. Gregory.

In 1889, the Fifteenth Territorial Legislature made Phoenix the territorial capitol of Arizona. That decision was the crowning achievement of Phoenix' boom years, solidifying its position as the political as well as the commercial focal point of the territory.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section E Page E.8

Nineteenth Century Residential Buildings in Phoenix  
Name of Multiple Property Listing

---

Between 1885 and 1890, Phoenix' population tripled, from 1000 to 3152 persons. The city was described by John A. Black of the Arizona Republican as "one of the handsomest towns in the southwest...Business of every description is well represented...and, it being the natural trade center of an extensive region, has a large and steadily growing traffic."

Although boosterism continued through the latter 19th and early 20th century, the reality of the tenuous economic and agricultural opportunities of the region became more clear. The Panic of 1893 affected the local economy through 1896, and those difficult times were compounded by severe droughts from 1894-1898 and 1901-1904. After 1892, the citizenry of Phoenix realized first-hand the effects that an unpredictable water supply would have on the economy of their growing city.

**The Years of Uncertainty: 1893-1905**

The years leading up to the turn of the century had an important effect on the growth of Phoenix. Droughts beginning in 1893 caused heavy losses to the agricultural industries in the valley, particularly the highly promoted fruit growing enterprises. Cattle grazing declined sharply on the surrounding grazing land, which had been over-utilized during the previous decade. The results of the water fluctuations in the valley's canals during this period were significant: nearly two-thirds of the farmland reclaimed in the 1880s became unproductive, much of it returning to desert.

In addition, the national economic depression of 1893 was instrumental in slowing local development. This is especially seen in residential additions to the townsite that had been opened up during the boom years. Buying during that time resulted in a few speculators owning blocks of land in the subdivisions, with little development occurring.

Because of the negative environmental conditions brought on by flood and droughts, boosterism began to focus on other facets of Phoenix besides its agricultural potential. The most important was the local climate. The curative nature of the desert air and the mild winters were publicized to attract the chronically ill visitor. Sanitariums for tuberculosis were established and health "camps" began being developed in the outlying areas of the town site.

Those promotional efforts to attract visitors to Phoenix were the foundation of a tourist industry that would have a lasting impact on the city and its environment. The large and elegant Adams Hotel was constructed in 1896 with the winter visitors particularly in mind.

A positive factor in the town's development during this period was the completion of the Santa Fe, Prescott and Phoenix Railroad in 1895. It gave the city an additional transcontinental connection to the north, thus increasing the amount of traffic from the East and Midwest.

The coming of the Railroad was the culmination of an eleven year effort spearheaded by Valley real estate entrepreneur W.J. Murphy. It was originally conceived in 1884 as part of the formula for success of his northwest valley development plans. Those plans included the settlement of newly reclaimed desert land under the Arizona Canal and the establishment of the Trade-Center farmsites of Peoria, Glendale, and Alhambra. All three cities were to be connected to Phoenix via Grand Avenue, which also was the brainchild of Murphy. A railroad connection along the Grand Avenue right-of-way was also planned in order to solidify the success of those potential agricultural shipping points. The Grand Avenue and University Additions were

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section   E   Page   E.9  

  Nineteenth Century Residential Buildings in Phoenix    
Name of Multiple Property Listing

---

Murphy's creations as well, and were located along the first mile of Grand Avenue adjacent to the northwest corner of the original townsite.

Despite setbacks during the years surrounding the turn of the century, Phoenix witnessed steady, albeit slow growth. The expanding local economy spawned additional businesses to compete with the pioneer establishments. The Arizona Hardware and Vehicle Company, the Pratt-Gilbert Company, and the Ezra W. Thayer Company were established during this period as suppliers of agricultural implements and hardware. The N. Porter Company began at this time and under the management of F.S. Porter would eventually enjoy a national reputation for its custom saddles and harnesses.

Six hotels and twenty-six lodging houses served a growing seasonal population. Twenty general merchandise stores and twenty-seven grocery stores had been established by 1905, many of them serving subdivisions and neighborhoods outside the city center.

Development of urban and rural property was slow but steady. Real estate and loan businesses increased during this time to thirty-six, although not all were successful. Competition between the real estate companies for the limited number of buyers was keen. Many real estate transactions actually involved transferring ownership of larger blocks of land from one speculator to another. Construction related industries expanded steadily during this period. Notable firms included Clinton Campbell, Cisney and Cisney, R.A. Maddox, M.L. Vieux, and J.H. Welsh. Four lumber companies, two brick manufacturers, and two foundries supplied materials. Firms established at the turn of the century included the Valley Lumber Company, Phoenix Artificial Stone and Cement Company, and the Phoenix Iron Works. The prominent architects were Millard and Creighton and W.R. Norton.

Municipal services were improved. Additional water mains were installed by the Phoenix Water company. The fire protection was augmented when additional fire hydrants were added along the city's water system. By 1907 there were fifty-seven fire hydrants in Phoenix.

One of the most newsworthy political events during this period was the construction of a permanent capitol at Phoenix. Although the Fifteenth Territorial Legislature designated Phoenix as the Arizona capitol in 1889, the Capitol was not completed until 1901.

In 1889 three Commissioners were selected by the legislature to obtain a site for the structure. The site chosen was donated by I.M. Christy and M.H. Sherman who owned a section of land west of Neahr's Addition. The two block site became the centerpiece-and the incentive-for the development of Capitol Addition to Phoenix.

Appropriation for construction of the building was not made until 1896 when the Nineteenth Territorial Assembly passed a measure providing for a bond of \$100,000. The building took three years to construct (1898-1901) at a total cost of \$135,744.

The governorship of the territory changed hands four times between 1893 and 1902. Louis C. Hughes was governor from 1893 to 1896 followed by Benjamin J. Franklin, who briefly served from 1896 to 1897. Myron McCord also served a brief tenure, 1897 to 1898. He was followed by N.O. Murphy, 1898 to 1902. Each of these men (except McCord who was not in office

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section  E  Page  E.10

Nineteenth Century Residential Buildings in Phoenix   
Name of Multiple Property Listing

---

during a legislative Assembly) attempted to address the pressing questions of the period: the irrigation and water storage issue, increased immigration, and statehood.

In 1900, the Phoenix population was 5544 persons, not even double its 1890 population. But as the years of the first decade of the twentieth century passed, prospects for renewed growth in the valley and the city again became brighter.

A significant event, and one that caused some measure of local debate, was the passage of the National Reclamation Act in 1902. It was followed by the organization of valley farmers as the Salt River Valley Water Users Association. Both events were necessary for the construction of Roosevelt Dam and the answer to the water problems that had plagued valley farmers for nearly 40 years. Federal legislation authorizing construction of the dam was passed in March 1903 and work was begun in 1906. It was clearly the beginning of a new era of growth and development as Phoenix entered the twentieth century.

**RESIDENTIAL ARCHITECTURE IN URBAN PHOENIX PRIOR TO 1901**

The history of Phoenix's 19th century urban development is well illustrated by its residential architecture. Those pre-1901 buildings exemplify the evolution of Phoenix from its settlement and boom period to its early 20th century emergence as an important southwestern urban center. The 19th century residential architecture of Phoenix illustrates the vernacular, traditional, and stylistic design and construction trends found throughout the United States. That range of architectural examples also relate to regional and local history in terms of subdivision development patterns, political events, ethnic and economic class distribution, and the influence of local architects and builders. The period of this context extends from the establishment of the Phoenix settlement in 1868 to the end of 1900. The geographic limits incorporate a five square mile area that includes the original townsite and adjacent subdivisions that were developed prior to 1900. That area is defined as Phoenix's 19th century urban area.

The architectural history of residences in Phoenix and the western United States can be differentiated into four types: Folk Vernacular, Mass Vernacular, Builders Plan Book Designs, and Custom Architectural Designs. The four types generally, although not always, represent the chronological development of residential architecture in a particular location. In Phoenix, the chronological distribution of these types was overlapping, due primarily to the rapidity in which the town developed.

Folk Vernacular residences represent the earliest construction efforts by Phoenix settlers and were built with local materials using traditional hand methods. There are no examples of Folk Vernacular residential architecture remaining in Phoenix. The historical record shows, however, that settlement period Phoenix was built up with a number of Folk Vernacular houses. A typical rustic, primitive dwelling was built of adobe, logs, brush roofs and hand hewn planks. Those earliest houses, meant to be temporary, were influenced largely by local Hispanic building traditions combined with the experiences and visions of builders.

The Mass Vernacular dwelling is distinguished from its predecessor by the use of commercial materials. In Phoenix, as in most communities of the western frontier, the transition to the Mass Vernacular occurred with the arrival of the railroad. Access to rail transportation allowed for the introduction of machine made building materials and factory made prefabricated components. Lumber mills in California and eventually Flagstaff, Arizona, supplied the Salt River Valley with dimensioned

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section  E  Page  E.11

Nineteenth Century Residential Buildings in Phoenix   
Name of Multiple Property Listing

---

lumber and millwork beginning in 1881. Machines for making brick and other unit masonry became available for local manufacturers. Factory made elements such as corrugated or pressed steel, wall paper and so forth could be shipped and stockpiled at local building supply houses.

The other significant distinction of Mass Vernacular houses was that they were construction efforts based on tradition, not architectural design. The houses were products of the remembered architectural heritage and experiences of their immigrant builders, diffused by a half century of westward expansion. Local builders did take into account past or current trends in architectural style, albeit very simplified or provincialized.

The relationship of the Mass Vernacular house to the evolving urban environment of Phoenix is also important. These houses were the first more permanent replacements of settlement dwellings and, as time passed, they too, were abandoned by the original occupants in favor of larger, more stylistically advanced dwellings in other locations. Those houses that continued to exist were occupied by persons of more modest means and in certain instances can be connected to the evolving trends in the ethnic and economic class divisions of subdivisions within the Phoenix urban area after 1900.

Ten noteworthy examples of pre-1901 Mass Vernacular residences have been identified in the central Phoenix area. They are all rare examples of a once common type. All of the houses convey the characteristics of their type, particularly materials and representation of traditional architectural styles.

Three key examples of the Mass Vernacular house which have a common form, plan and stylistic reference, based loosely on the Federal or Georgian prototypes of the 18th century Eastern Seaboard, are the House at 818 South First Avenue (ca. 1885), the M.J. Sharp House (ca. 1900), the Burgess Hadsell House (1893), and the W.E. Adams House (1899). All are typified by a rectangular plan topped with a single gable roof, and oriented with the long side to the street. One or more doors penetrate the facade, symmetrically balanced by windows. The steep pitched roofs are detailed with boxed eaves, and sometimes gable returns or pent roofs. A full length or wraparound veranda is typical.

Mass Vernacular variations of subdued Queen Anne cottages are represented by the Judge W.H. Stillwell House (1893), with its "T" plan and intersecting gable roofs, boxed cornice and wraparound veranda; and by the L.P. Elder House (1894), with its offset ell and gabled roof, shingled gables, turned porch posts and jig-cut brackets.

The J.P. Eyrich House (ca. 1885) is the only representative of the Colonial Revival Mass Vernacular house, distinguished by its square, double pile plan, hipped roof and deep veranda.

Two unique Mass Vernacular houses are based on the Second Empire Style. The largest, a locally rare two story version, is the Judge Tweed House (1881) (National Register, 1987). Its full height second story mansard roof is penetrated by pairs of gabled dormers. The Tweed House, built on a square symmetrical plan, is otherwise distinguished by bracketed eaves and clapboard siding. Less articulated is the W.A. Schorr House (1895) design. The tall proportioned single story structure retains its Mass Vernacular image even with a Queen Anne style gabled addition and a ca. 1930 Pueblo Revival porch.

Builders Plan Book Designs for residential architecture are derived from the application of specific stylistic ideas and design

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section E Page E.12

Nineteenth Century Residential Buildings in Phoenix  
Name of Multiple Property Listing

---

principals. They were designed by architects as generic samples of house designs and distributed via published plan books. Prominent in the 19th century, the plan book was used by builders, material supply houses, and homeowners as a guide for house construction. From the plan book designs evolved a series of popular styles, often intermingled by the builder, that were seen as a sophisticated choice for the middle class homeowner.

The Builders Plan Book residences proliferated in the 1890s as Phoenix's population grew, the economy boomed, and competition among builders increased. Versions most common in the Salt River Valley include the Colonial Revival model, and the Queen Anne styles. Sixteen 19th century Builders Plan Book property types that still retain original architectural integrity exist in central Phoenix. Three are already listed on the National Register as part of the Rosson House/Heritage Square Historic District.

Examples of simple, provincialized Colonial Revival Builders Plan Book designs are the J.M. Van Horn House (1900), the E.W. Skinner House (ca. 1899), the Phoenix Building and Loan Speculative House (ca. 1900), and the Kate Warnell House (ca. 1897). All have a symmetrical, square plan surmounted by a hipped roof, and a veranda or distinctive entry porch. Variations in details include truncated roofs, bellcast eaves, gabled ridges or gabled dormers.

The Teeter House (1899) (National Register, 1980), and the Silva House (1900) (National Register, 1980) both exemplify the higher artistic version of the Plan Book Colonial Revival designs. The typical hipped roof and general symmetry is present. The style is articulated by workmanship such as brick corbelling at chimneys and windows, turned columns, brackets, and well detailed entrances of classical design.

Three outstanding examples of Colonial Revival Builders Plan Book houses, built and owned by contractors, are the Clinton Campbell Rental House (1897), the G.E. Cisney House (1897) and his brother, the C.W. Cisney House (1900). The Campbell House has the most refinement in terms of stylistic classical details. The nearly identical Cisney houses are large two story structures with steep hipped roofs on symmetrical plans and large hipped roof dormers penetrating each roof slope. Other elements include characteristic verandas, boxed eaves, brackets, and jig-work.

The waning popularity of the styles from the Victorian era are reflected in seven Builders Plan Book houses in Phoenix. Most examples combine the fashionable Colonial Revival Style with aspects of the Queen Anne traditions. Typical houses feature an asymmetrical look to the facade with bays, ells, or other projections, and applied ornamentation reminiscent of that era.

Five modest illustrations include the W.C. Sharp House (ca. 1899), the C.L. Longstreath House (ca. 1894), the E.S. Turner House (1899), the H.M. Coe House (1895), and the A.O. Thomas House (ca. 1898). Each feature a dominant projecting gable roof wing at the facade, while the rest of the house is covered by a symmetrical hipped roof. All gables are pedimented in the typical Queen Anne fashion, with decorative shingles and round, Palladian, or arched ventilators. Each also have turned posts at the offset porches.

One example of the transitional style Builders Plan Book house that employs a high degree of design is the Haustgen House (1899) (National Register, 1980). Built on a basically square plan with a pyramidal roof, the house features two facade projections: a hipped roof bay and a four-sided hip roofed side porch supported by classical columns.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section  E  Page  E.13

Nineteenth Century Residential Buildings in Phoenix   
Name of Multiple Property Listing

---

Custom Architectural Design residences combine stylistic and functional criteria into a unified architectural statement. Custom houses were designed by architects for specific clients and have as their primary characteristic a refined, and often unique architectural distinction. The Custom Architectural Designed house types tended to be larger, more pretentious dwellings which were often focal points of the community.

In Phoenix, the most popular styles used by architects were the Victorian era representatives such as the Eastlake, Queen Anne and Shingle styles. The other often used mode, built at the close of the century, was the Colonial Revival style, including variations on that style using Queen Anne motifs.

There are 16 well preserved Custom Architectural Designed Houses remaining in Phoenix that were built before 1901. Three are already listed on the National Register. All of them are located in central Phoenix close to the original business district.

Three of the most distinctive of the Victorian era house designs were built before 1895. They include the richly detailed and artistically well-crafted Eastlake Style Dr. R.L. Rosson House (1892) (National Register, 1971). It was designed by A.P. Pettit, one of the first trained architects to practice in Phoenix. The most articulated of the Queen Anne style houses is the J.W. Evans House (1893) (National Register, 1976), distinguished by its unique "onion dome." Its architect is unknown. Architect W.R. Norton designed his own house in 1895 in a unique mix of the Queen Anne and Shingle styles. The eclectic image is produced from a combination of the large gambrel roof over the main body of the house intersected by a broad conical roofed sun room wing and a two story gable roofed ell. Details include decorative shingles, a cantilevered gable wall, and palladian cut-outs.

Two large illustrations of the Queen Anne which influenced Custom Architectural Design type are the Osborn House (1898), and the Charles Pugh House (1897). Both are two story residences designed with steeply pitched intersecting roofs, asymmetrical floor plans, and good amount of applied ornamentation. The Osborn House features complex pent roofs with decorative shingles and gable ventilators, and a two-story wraparound veranda. The Pugh House is a slender two story town house with a bay ell, shingled gables, decorative brickwork, and carved brackets. The architects for both buildings are unknown.

Three smaller, yet well crafted examples of the custom designed Queen Anne cottage were all built in 1893 on the same block. James M. Creighton designed the residences, known as the Oscar Roberts House, the C.P. Cronin House, and the St. Clair House. Each have similarities in form and size, including offset plans, intersecting hip and gable roofs, bays, and verandas with turned wood posts and spindle work.

Creighton also designed the large Connell/Smurthwaite House in 1898. Designed in the Shingle Style with Colonial Revival elements, the house is a unique example of the Custom Architectural Designed House. The rectangular building is covered with a steeply pitched gambrel roof extending over the deep veranda. The upper walls are clad in decorative shingles. A pair of hipped roof dormers penetrate the facade roof adjacent to a large hipped roof bay window dormer. Detailing throughout is classical, in the Colonial Revival tradition.

Custom Architectural Designed houses in the mostly Colonial Revival format include the distinctively formal O.C. Thompson House (1897) (National Register, 1983), with its strict symmetry, wraparound veranda with grouped classical columns,

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section  E  Page  E.14

Nineteenth Century Residential Buildings in Phoenix   
Name of Multiple Property Listing

---

corniced eaves and pent roofed gables. The well crafted George Hidden House (1896) is a single story brick structure with a square plan and truncated hipped roof. Its distinctive gabled ells provide design complexity to the house form, and they are decorated with wood shingles and extensive spindle work.

A promotional effort to develop land near the Territorial Capitol in the late 1890s led to the construction of several large architect designed residences in that district. Most were conceived by Phoenix architect W.R. Norton. Three noteworthy houses that follow variations of the Colonial Revival format are the Peterson House (1899), the W.L. Pinney House (1899), and the Jesse Bedinger House (1900). The Pinney and Bedinger Houses are fairly straightforward Colonial Revival designs with blocky massing and symmetrical roof forms. The Peterson House has Queen Anne elements applied to a basically Colonial form. Its design employs a turret, has a hipped roof, and is decorated with shingles and half timbering. The Morse/Kelley House (1900) is a late, but excellent example of the Queen Anne style. Built with complex roof forms, a corner tower and richly textured walls of shingles and siding, the house exemplifies the Custom Architectural Design houses of the 19th century.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section  F  Page  F.1

Nineteenth Century Residential Buildings in Phoenix   
Name of Multiple Property Listing

---

**F. ASSOCIATED PROPERTY TYPES**

**I. NAME OF PROPERTY TYPE:** 19th Century Residential Architecture: Mass Vernacular

**II. DESCRIPTION**

Three physical characteristics define this property type. One is the use of commercial or machine-made building materials. Another is the simplicity of the house in form and plan. The third is the design reference to some stylistic image, although usually subdued or provincialized.

Construction materials are the most evident character defining elements that distinguish this property type from its more temporary, hand-built predecessor, the Folk Vernacular house. While the latter tended to use indigenous materials (adobe, fieldstone, logs, brush) in locally traditional forms, the Mass Vernacular property type used dimensioned lumber, standard sized bricks, and commercial shiplap or clapboard siding. Roofs were wood frame and finished with wood shingles or metal sheeting. Prefabricated millwork was standard, including window sash, paneled doors and trim. Floors were raised, framed with lumber, and finished with wood planks or tongue-in-groove strips.

An important distinction of the Mass Vernacular house is its simple house plan and form. One to three room versions are the most common. The basic plan shape is rectangular, with the long side facing the street. From that format, the plan may take a "T" or "L" configuration with intersecting wings. Almost all of the houses are single story, but rare, two-story versions can be found. Most roofs are steep pitched, with gable walls. As the plan approaches a square shape, its roof is hip framed.

Some attention to stylistic ideas in design are always present in the Mass Vernacular property type. Based on the traditions, experiences, visions and abilities brought west by the local builders, stylistic models usually included extremely simple versions of the Greek or Gothic Revival, and the Federal or Georgian traditions of 18th and early 19th century houses. Queen Anne or other Victorian models for the Mass Vernacular were less common.

Most allusion to style is in overall form and proportion, roof type, location and pattern of fenestrations, and details. Design emphasis at the facade is usually based on symmetry: a central door with flanking windows; a central porch or, more often, a full length or wraparound veranda; evenly placed dormers, chimneys and gable wall ventilators. The less common asymmetrical examples had well balanced facades, with an off-set ell opposed by a corner entry porch.

Architectural details for most of the stylistic models had common designs. Roof eaves were built with enclosed soffits or boxed cornices, and fascias with crown moulding. Gable walls may have eave returns or pent roofs. The most common porch, the veranda, is always independently attached. Detailing, when used, references classical motifs, such as chamfered posts with bead or crown moulding at the capital, and a square base. Round or turned posts are more rare.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section F Page F.2

Nineteenth Century Residential Buildings in Phoenix  
Name of Multiple Property Listing

---

**III. SIGNIFICANCE**

The Mass Vernacular House property type is significant for its association with the 19th century development of urban Phoenix. The period when the property type was most common was from ca. 1880 to 1900. Found throughout central Arizona, the property type is most associated with the early boom period and the advent of the railroad in the Salt River Valley. Rail transportation made commercial and machine-made materials available and economical, thereby fostering the preponderance of the Mass Vernacular House. The importance of these buildings is that they are traditional, not architect-designed. They represent an important link in the evolution of 19th century residential architecture because the designs were shaped by local customs and traditions, styles imported from other places, and builders with their own visions and abilities. They serve as the bridge between the earliest settlers' homes and the more refined houses of the turn-of-the-century.

**IV. REGISTRATION REQUIREMENTS**

The kinds of architectural integrity that should be present as a requirement for registration are materials, design and workmanship. Location is also important, as it relates the property directly to the context of Phoenix's 19th century urban development pattern. Primary exterior materials should be present or largely intact. Original roof sheathing is less important than retention of original roof form. Original house form and plan should be sufficiently intact since much of the property type's stylistic reference is related to scale, proportion, and symmetry of the entire building. Original porches, particularly verandas, should be present. Architectural details at eaves, windows and doors should be evident.

**I. NAME OF PROPERTY TYPE:** 19th Century Residential Architecture: Builders Plan Book

**II. DESCRIPTION**

The physical characteristics that define this property type are the application of contemporary stylistic ideas or principals on the design of the house. Published in Plan Books intended for general consumption, the houses were designed by architects and are readily distinguishable from the Mass Vernacular House, not only in terms of overt stylistic reference, but also in increased complexity of form and attention to detail. The construction materials and styles will vary within this classification. The most common are the Queen Anne style variations and the Colonial Revival, or transitional combinations of both.

The primary characteristic of the Colonial Revival version of the Builders Plan Book House is its square plan and box form, covered with a hipped roof. Strong reliance on symmetry is also an important characteristic. Verandas and porches are common, most recessed beneath the main roof. Architectural details are classical derivatives and are used at boxed cornices, window and door casings, and porch columns.

Character defining elements of the Queen Anne versions of the Builders Plan Book House include an asymmetrical plan and primary facade. Gabled ells usually intersect a hipped or gabled main roof. Corner porches often occur adjacent to the ell and balance the facade. Architectural details are evident in the form of turned porch posts and spindle work, jig-cut brackets, decorative shingles at the gable heads, bay windows and classical moulding and trim.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section   F   Page   F.3  

  Nineteenth Century Residential Buildings in Phoenix    
Name of Multiple Property Listing

---

Transitional combinations of styles of this property type usually take the overall boxy form of the Colonial Revival, including hipped roof. A sense of asymmetry and complex massing associated with the Queen Anne model is achieved with offset, gable roof ells, inset porches, decorative stick work and shingles, bay or oriel windows, and other projections. Details are always based on the classical styles.

**III. SIGNIFICANCE**

The Builders Plan Book House property type is significant for its association with the residential development of 19th century urban Phoenix. It is also significant as representative of a period in local architectural history that was strongly influenced by the mass distribution of house designs based on nationally fashionable residential styles. The property type was most common locally from the period ca. 1890 to 1910. Although found throughout the western United States, in the Salt River Valley the property type is most associated with the population boom of the 1890s and the subsequent introduction of new housing stock. Increasing numbers of local builders relied on architect-designed houses, published in plan books, to construct contemporary, mainstream style residences during this period.

The importance of the Builders Plan Book property type is its role in the evolution of residential architecture in 19th century Phoenix. The Plan Book House represented one generation removed from the Mass Vernacular House and symbolized, both for the owner and the community as a whole, a higher level of sophistication and status. A sense of continuity in architectural style also helped improve the popularity of the property type. Entire streetscapes of similarly designed houses could be seen throughout central Phoenix during this period.

The Builders Plan Book House was not confined to any particular social niche or economic class. It was easily adapted to the needs of all classes of citizens, and generic forms were often used by builders to construct houses on speculation in virtually all of Phoenix's neighborhoods. The property type could be quite simple or complex, depending on particular stylistic taste, affordability, and the creativity of the builder.

**IV. REGISTRATION REQUIREMENTS**

The kinds of integrity that should be present for this property type include design, workmanship and materials. Location is also important as it relates the property to the context of Phoenix's 19th century development pattern. Design is the most important kind of integrity, particularly the retention of form, massing, plan, and details.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section F Page F.4

Nineteenth Century Residential Buildings in Phoenix  
Name of Multiple Property Listing

---

**I. NAME OF PROPERTY TYPE:** 19th Century Residential Architecture: Custom Architectural Design

**II. DESCRIPTION**

The primary character defining aspect of this property type is that it was designed by architects for specific sites and particular owners. Consequently, stylistic preference and functional design criteria were combined to form a unified architectural statement. The property type tends to include larger residences with relatively complex forms that embody distinctive mainstream architectural styles. The most prominent styles were the Victorian era models such as the Eastlake, Queen Anne and Shingle styles, the Georgian and Colonial Revival styles, or transitional combinations of those styles.

Regardless of style, the most distinctive feature of the Custom Architectural Design property type is the attention to detail. Architectural ornamentation and building components were used liberally to convey the style of the house. Another characteristic that relates to style is building form. Square and rectangular plans, usually symmetrical, and topped with hipped roofs, denoted the Colonial Revival Styles. Asymmetrical massing and a compliment of intersecting roof forms, usually gabled, connotated the Victorian models.

Since the houses were custom designs, another trait of the property type is the variation in functional use and arrangement of the plan. While some houses contain the usual rooms, others are quite specialized, depending on the requirements of their owners.

**III. SIGNIFICANCE**

The Custom Architectural Design House property type is significant for its overall association with the architectural development of 19th century urban Phoenix. They are significant as good illustrations of particular periods or styles in local and national architectural history. The period of this property type's popularity in 19th century Phoenix ranged from ca. 1880-1900.

The Custom Architectural Design House is important as well for their symbolic value to the community, and indirectly helping to foster a positive image of the community outside of the Salt River Valley. They represented the progressive, modern characteristics of an essentially infant city, and were often used in published promotional efforts to convey to potential immigrants that Phoenix was progressive and, in many respects, not unlike their own communities.

**IV. REGISTRATION REQUIREMENTS**

The architectural integrity that should be present as a requirement for listing on the National Register include design, materials and workmanship. Also important are location and feeling. Location relates to the property's association within the context of Phoenix's 19th century urban development. Feeling is the quality conveyed by the overall combination of style and detail. Integrity of design and workmanship are the most important. Retention of examples of high artistic merit, skilled craftsmanship, and combinations of materials should all be evaluated in determining eligibility.

---

**G. Geographical Data**

---

**Acreage of Property** \_\_\_\_\_

**UTM References** (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	3	_____	_____
2	_____	_____	4	_____	_____

\_\_\_\_ See continuation sheet.

**Verbal Boundary Description** (Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification** (Explain why the boundaries were selected on a continuation sheet.)

---

**H. Summary of Identification and Evaluation Methods** (Discuss the methods used in developing the multiple property listing on one or more continuation sheets.)

---

---

**I. Major Bibliographical References** (List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)

---

**Bibliography** (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS)**

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary Location of Additional Data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: \_\_\_\_\_

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section   G   Page   G.1  

  Nineteenth Century Residential Buildings in Phoenix    
Name of Multiple Property Listing

---

**G. GEOGRAPHICAL INFORMATION**

**Verbal Boundary Description**

The Multiple Property Area includes that area bounded by 23rd Avenue on the west, 20th Street on the east, McDowell Road on the north, and Apache Street on the south.

**Boundary Justification**

The boundary is defined by the developed urban area of Phoenix prior to 1901. That area consists of all the contiguous platted subdivisions and additions to the original Phoenix Townsite that were recorded prior to December 31, 1900.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section   H   Page   H.1  

  Nineteenth Century Residential Buildings in Phoenix    
Name of Multiple Property Listing

---

**H. SUMMARY OF IDENTIFICATION AND EVALUATION METHODS**

A comprehensive survey, sponsored by the City of Phoenix, was undertaken to document all existing pre-1901 buildings in the Phoenix urban area. Over the course of the past fifteen years various historic property surveys and inventories have been conducted throughout Phoenix. Many of those efforts have identified buildings with dates of construction pre dating 1900. The primary focus of the survey was to identify nineteenth century buildings not previously inventoried and then combine that data with previous survey results to form a comprehensive inventory of nineteenth century architecture.

A preliminary list of existing buildings in Phoenix constructed before 1900 was created from information derived from previous historic building surveys in Phoenix. Copies of all previous surveys were reviewed and all buildings with actual or probable pre-1900 dates of construction were noted. The Arizona SHPO and the Phoenix Preservation Section were also consulted to determine which buildings were listed on the National Register or designated as a Phoenix Historic District Overlay Zone.

Using records located at the Maricopa County Assessors Office, all Phoenix Subdivisions that were platted before 1900 were identified and plotted on a current city map. Second, the boundaries of all previous survey areas were plotted on a second current city map. Comparison of the two maps provided the locations of pre-1900 subdivisions (or portions of subdivisions) that had not yet been previously surveyed. Those locations provided the basis for the field survey portion of the project.

Original Plat Maps for all pre-1900 Subdivisions not previously surveyed were obtained from the Maricopa County Records Office. These maps were used as base field survey maps. Prior to field investigations, the original Maricopa County Assessors Assessment Rolls dated December 31, 1900 were reviewed and indexed. The Assessment Rolls identify properties by owner and legal description that had building improvements on them by the end of 1900. That indexed information was transferred to the plat maps so that each subdivision map indicated the location of all pre-1900 improvements.

The field survey was then conducted using those maps where buildings still existed, an inventory form was completed and a photograph taken. Where improvements no longer existed, a notation was made on the plat map.

Once the properties had been located in the field, further site specific research was conducted. The focus of this research included documenting the ownership of each property and identifying the date of construction. Phoenix City Directories from 1899, 1898, 1897, 1895 and 1892 were consulted. Since these directories were indexed by name rather than street address, pertinent information could only be found when the owner actually lived at the property in question. Therefore, a second research phase was implemented which utilized both Maricopa County Assessors Assessment Rolls (1889-1899), located at the Arizona State Archives, and Maricopa County Deed Books, located at the Maricopa County Records Office.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section  I  Page  I.1

Nineteenth Century Residential Buildings in Phoenix   
Name of Multiple Property Listing

---

**I. MAJOR BIBLIOGRAPHICAL REFERENCES**

Arizona Republic. Phoenix, Arizona, 1890-1942, Various Issues.

Charles Hall Page and Associates. Phoenix Historic Building Survey. Planning Department, City of Phoenix, 1979.

Fleming, Lawrence J. Ride a Mile and Smile the While: A History of the Phoenix Street Railway, 1887-1948. Phoenix: Swaine Publications, 1977.

Gerald A. Doyle & Associates. The Roosevelt Neighborhood Historic Buildings Survey. The Roosevelt Action Association, 1982.

Janus Associates, Inc. An Initial Survey of Historic Resources Within the Phoenix Metropolitan Area. Department of Defence, Army Corps of Engineers, 1977.

Janus Associates, Inc. City of Phoenix Historical / Architectural Survey of City Owned Properties. Planning Department, City of Phoenix, 1986.

Janus Associates, Inc. Grand Avenue Corridor Cultural Resource Survey. Parsons Brinkerhoff, 1986.

Janus Associates, Inc. Historical and Architectural Resources Along the Inner Loop Corridor. Arizona Department of Transportation, 1981.

Janus Associates, Inc. Historical and Architectural Resource Survey of the Government Mall, Capitol, and Longview Redevelopment Areas. Planning Department, City of Phoenix, 1987.

Luckingham, Bradford. Phoenix: The History of a Southwestern Metropolis. Tucson: University of Arizona Press, 1989.

Maricopa County Assessment Rolls, Phoenix, Arizona, 1889-1900.

Maricopa County Deed Books, Phoenix, Arizona, 1885-1900.

Mawn, Geoffrey P. "Phoenix, Arizona: Central City of the Southwest, 1870-1920. Ph.D. diss., Arizona State University, 1979.

Phoenix City Directories, Phoenix, Arizona, 1889-1916.

Plat Maps, Phoenix, Arizona, 1883-1900.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section   I   Page   I.2  

  Nineteenth Century Residential Buildings in Phoenix    
Name of Multiple Property Listing

---

Reps, John W. Cities of the American West: A History of Frontier Urban Planning. Princeton, NJ: Princeton University Press, 1979.

Sanborn Fire Insurance Maps, Phoenix, Arizona, 1893 and 1901.

Schill Architects. Resource Survey of the Evans-Churchill Area. Planning Department, City of Phoenix, 1988.

Smith, Karen L. "From Town to City: A History of Phoenix, 1870-1912." M.A. Thesis, University of California at Santa Barbara, 1978.

Whiffen, Marcus. American Architecture Since 1780: A Guide to the Styles. Cambridge: MIT Press, 1976.